

**CITY OF ROCKLIN
MINUTES OF THE PLANNING COMMISSION MEETING**

**May 19, 2009
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.rocklin.ca.us)**

- 1. Meeting Called to Order at 6:30 p.m.**
- 2. Pledge of Allegiance was lead by Commissioner Coleman**
- 3. Roll Call**

Commissioner Shirhall, Chairman – Absent with Cause
Commissioner Sully, Vice Chairman
Commissioner Coleman
Commissioner McKenzie
Commissioner Menth

Others Present:

Terry Richardson, Assistant City Manager
Sherri Abbas, Development & Building Services Manager
Leslie Woodman, Housing Coordinator
Crystal Hodgson, Deputy City Attorney
Russell Hildebrand, City Attorney
Bret Finning, Associate Planner
Larry Wing, City Engineer
David Mohlenbrok, Senior Planner
Candace Johnson, Planning Commission Secretary

About 7 others

- 4. Minutes** – The minutes of April 7, 2009 were approved as submitted
- 5. Correspondence** - None
- 6. Citizens Addressing the Commission on Non Agenda Items** - None

Scheduled Items:

- 7. ROCKLIN COMMERCIAL AND STORAGE CENTER PUBLIC HEARING
DESIGN REVIEW, DR-2008-11
TENTATIVE PARCEL MAP, DL-2009-01
STUDIO SMS – STARK MIERS SCOTT. LLP**

This application is a request for approval of a tentative parcel map to subdivide an approximately 24.64 acre lot into eight parcels and a design review entitlement to allow one of the resulting parcels to be developed with an approximately 109,674 square foot, five building, mixed commercial / office / light industrial complex and an approximately 90,986 square foot mini-storage facility (Total building area 209,862 square foot).



The subject property is generally described as Lot 4 of the Del Mar Parcel Map located west of Del Mar Avenue and north of the Union Pacific Railroad. APN# 045-011-026 & 027.

The property is zoned Planned Development Light Industrial (PD-LI). The General Plan designation is Light Industrial (LI).

Notice is hereby given that the City of Rocklin intends to adopt a Negative Declaration for the project described above. The review period for the Negative Declaration began on April 20, 2009 and ends at 5:00 p.m. on May 11, 2009. The environmental document is available for review during normal business hours at the City of Rocklin Community Development Department, Planning Division, located at 3970 Rocklin Road, Rocklin, CA 95677. Written comments regarding the environmental document must be submitted to the attention of the Environmental Coordinator at the mailing address above or e-mailed to planning@rocklin.ca.us, prior to 5:00 p.m. on May 11, 2009.

The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code related to hazardous waste.

The applicant is Studio SMS – Stark Miers Scott, LLP. The property owner is Rocklin Industrial Park, LLC.

Bret Finning presented the staff report.

The Commission had questions for staff regarding the following:

1. Size of oak trees required.
2. Open parking for boats and/or RVs.
3. Enforcement remedies for removing deteriorated parked vehicles.
4. Entitlement process.
5. Using oaks for a visual buffer.
6. Arborist report.
7. Hazards and materials in the Mitigated Negative Declaration.

Applicant's representative, David Starck, Studio SMS, addressed the Commission.

The Commission had questions for the Applicant regarding the following:

1. Removal of deteriorated vehicles.
2. Other facilities owned by Applicant.

Tom Smith, owner and developer, addressed the Commission.

The Commission had questions for the owner regarding the following:

1. Removal of deteriorated vehicles.
2. Removal of oak trees.
3. Policies regarding bands practicing in storage units.
4. Storage of hazardous materials.



5. Screening of tenants with regard to Homeland Security issues.

The hearing was opened to the public for their comments.

David Davis, Rocklin, CA, stated that his home is directly affected by the project. He asked if the connecting street would be used for ingress and egress. He also expressed concern for the visual aesthetic and stated that he hoped that there would be adequate screening so that his property did not decrease in value.

The hearing was closed to the public.

Staff responded that there is no direct access from the project to Americana Way, the project access is from Del Rio Court. Staff stated that Americana terminates in a roundabout which was designed specifically to encourage traffic to exit on to Del Mar Avenue and that trucks were not supposed to exit into the residential neighborhood. With respect to buffering, there is a decorative wall and landscaping to camouflage the project site.

Commissioner Sully asked staff about the agreement between the project property owner and the adjacent residents.

Staff stated that the property owner would be willing to give each of the property owners, who were directly adjacent to the project, a portion of land for their use if all of the neighbors were in agreement with the proposal. Staff stated that the property owner furnished signed agreements from the residents and it appeared that all of them were in agreement with the proposal.

Commissioner Coleman asked if the railroad could reclaim the land involved in the lease leaving the applicant unable to use that portion for outside vehicle storage.

Staff stated that it is possible, but unlikely. Staff stated that in the event that the lease was revoked, the applicant would have to work with staff and possibly come back to the Planning Commission to have an alternate plan approved.

Mr. Davis asked about the agreement with the residents.

Staff stated that this agreement was specifically involving the residents on the east side of Americana Way whose property is directly adjacent to the project site.

Commission Deliberation/Discussion:

Commissioner Coleman stated that he visited the site and he felt that the layout of the project was done very well and that he hoped that the traffic circle would discourage traffic exiting to Americana Way. He stated that he liked the color scheme and architecture of the project. He stated that he was comfortable with the landscaping and policies for discouraging storage of hazardous items and appreciated the applicant's input regarding the security on site. He stated that he supported the project.

Commissioner McKenzie stated that he also visited the site and referenced Building A as a concern but he felt that the condition in the design review would solve some concerns. He stated that he hoped that with the landscaping and wall that building B would be screened adequately from the residential property. He



also stated that the project fit the site well and felt that the use fit well and was as compatible as possible with the residential area. He found that the project was consistent with the General Plan and zoning and supports the project.

Commissioner Menth stated that though he felt there should have been a gate between Del Rio and Americana Way, the roundabout was approved and so that is what will be built. He stated that he had seen the applicant's other storage facilities and based upon that site, he expected that the project proposed on this site would be clean, well maintained and a good neighbor. He supports the project as submitted.

Commissioner Sully concurred with the rest of the Commission. She also felt that the applicant's other storage sites are kept up and landscaping is well maintained and she expected that this project would be the same. She stated that she felt that the layout is appropriate and the project meets the General Plan and zoning for the area. She supports the project.

On a motion by Commissioner Menth and seconded by Commissioner Coleman, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS (Rocklin Commercial and Storage Center/DR-2008-11, DL-2009-01, and TRE-2009-03) was approved by the following vote:

Roll Call Vote:

AYES: Commissioner Menth, Coleman, McKenzie and Sully
NOES: None
ABSENT: Commissioner Shirhall
ABSTAIN: None

Motion carried: 4/0

On a motion by Commissioner Menth and seconded by Commissioner Coleman, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A DESIGN REVIEW (ROCKLIN COMMERCIAL AND STORAGE / DR-2008-11) was approved as amended by the following vote :

B. Conditions

14. Design

- b. Prior to building permit issuance, the project plans shall be modified as needed to clearly indicate that the back side of all building parapet walls will be finished with stucco and painted to match the front of the parapet wall if visible from a public street, the railroad right-of-way, a parking lot, or adjacent residence.

Roll Call Vote:

AYES: Commissioner Menth, Coleman, McKenzie and Sully
NOES: None
ABSENT: Commissioner Shirhall
ABSTAIN: None

Motion carried: 4/0

On a motion by Commissioner Menth and seconded by Commissioner Coleman, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP (ROCKLIN COMMERCIAL AND STORAGE / DL-2009-01) was approved by the following vote :

Roll Call Vote:

AYES: Commissioner Menth, Coleman, McKenzie and Sully
NOES: None
ABSENT: Commissioner Shirhall
ABSTAIN: None

Motion carried: 4/0

8. HOUSING FINANCIAL UPDATE

Vicara at Whitney Ranch Project, First Time Home Buyer Program, Neighborhood Stabilization Program, HUD Entitlement Funds

Leslie Woodman presented the staff report.

The Commission had no questions for staff

9. Reports and Discussion Items from Planning Commissioners

- a. Grants for grazing.
- b. Mosquito abatement.

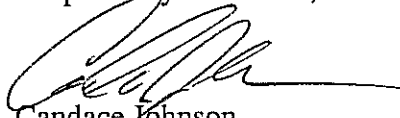
10. Reports from City Staff

- a. City Council Actions
 - i. One Year Time extension for Entitlements
 - ii. Crossroads Umpqua Bank
 - iii. LED signs

11. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 7:23 p.m.

Respectfully submitted,



Candace Johnson
Planning Commission Secretary